Davidson County DEEDWARR
Recvd: 08/18/05 09:31 2 pgs
Fees:13.00 Taxes:277.50
20050818-0098235

# WARRANTY DEED-

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FORTHIS TRANSFER IS $ 75,000-.

Melissa Woodward
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 17th DAY OF August, 2005.

MELISSA M. VASKE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

NOTARY PUBLIC

MY COMMISSION EXPIRES 3/17/07
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
STATEWIDE TITLE AND ESCROW LLC 109 Cude Lane / Madison, TN 37115

| Address New Owner(s) As Follows: | *Send Tax Bills To:* | Map and Parcel Number: |
|---|---|---|
| **James E. Maggart and wife, Dorothy L. Maggart** | **same** | |
| **134 Cedarwood Lane** | | **4/2-O-A/134-CO** |
| **Madison, TN 37115** | | |

FOR AND IN CONSIDERATION OF THE SUM OF $75,000.00, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

**Martha Jean Middleton**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

**James E. Maggart and wife, Dorothy L. Maggart**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **Davidson** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

**A certian tract or parcel of land in Davidson County. Tennessee described as follows, to-wit:**
**Land in Davidson County, Tennessee being lot No. 134 of the property known as Phase Two, Cedarwood Courtyard Homes, as shown on the Plan of record in Book 5200, Page 60, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete discription of said lot.**

**Being the same property conveyed to Martha Jean Middleton by Warranty Deed from Billy R. Cline and wife, Patsy R. Cline dated 10/31/97 and filed for record 11/04/97 in Book 10671, Page 43, Register's Office for Davidson County, Tennessee.**

This ( )Unimproved
( X ) Improved property is known as: **134 Cedarwood Lane**
**Madison, TN 37115**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and

assigns forever; and we do not covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and ever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 6th day of **August, 2005**

Martha Jean Middleton **Martha Jean Middleton**

**STATE OF TENNESSEE**

**COUNTY OF** Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Martha Jean Middleton,** the named bargainor(s), with whom I an personally acquainted and/or proved to me on the basis of satisfactory evidence, and who acknowledged that **SHE** executed the within instrument for the purposes therein contained.

LISA M. VASKE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Witness my hand and official seal at Stateside, **Tennessee.**

This 6th day of **August, 2005.**

Notary Public

My Commission Expires: 3/17/07